

**1/44 Alice Street, Grafton, NSW 2460**



**Sold Unit**

Friday, 1 March 2024

1/44 Alice Street, Grafton, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Craig Franklin  
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**\$420,000**

1/44 Alice Street Grafton, situated in a sought-after location conveniently positioned to take advantage of Grafton's amenities. From local shops and dining options to parks and community spaces, everything you need is within reach. This well loved two bedroom home effortlessly combines timeless charm with modern comforts and is ready to welcome its new owner. Step into the heart of the home, where the open plan living area boasts a modern kitchen with a thoughtful design, perfect for creating delightful meals and entertaining guests. A classic feature, the polished timber floorboards create a warm and welcoming feel throughout the entire home. Enjoy the outdoors from the comfort of your own home with both a front and side veranda. Perfect for sipping morning coffee, relaxing with a good book, or entertaining friends. The convenience of low-set living meets the appeal of low maintenance. This brick home ensures durability while minimising the time and effort required for upkeep, allowing you to spend more time enjoying the lifestyle the Clarence Valley has to offer. This residence has been lovingly cared for and meticulously looked after by its owner. The attention to detail is evident in every corner, creating a home that exudes pride of ownership. Don't miss the opportunity to make this well-maintained and charming residence your own. Contact us today to schedule a viewing For more information or to declare your interest contact Benny Holder on 0491 616 380. Benny Holder Licence No. 20312246

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